

\$795,000 - 211 Ypres Green Sw, Calgary

MLS® #A2221793

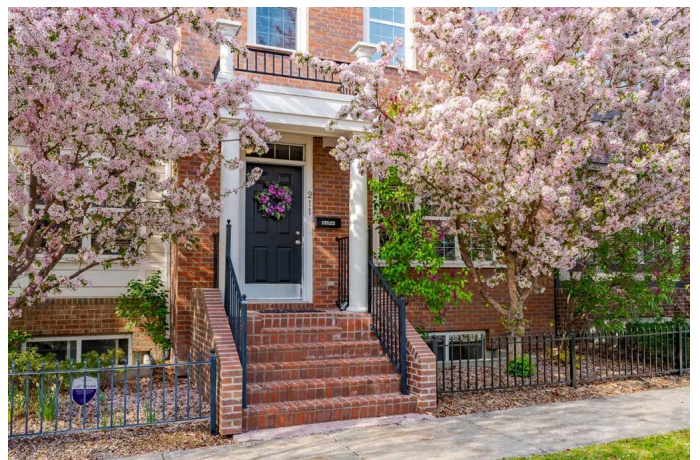
\$795,000

2 Bedroom, 3.00 Bathroom, 1,995 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

NEW PRICE! Fall in love with this timeless brick brownstone nestled in the heart of Garrison Woods—a home where classic elegance meets the warmth of everyday living. Spanning three beautifully curated levels, this residence is just steps from the charm of Marda Loop and quietly backs onto Calgary's premier French school, Lycée Louis Pasteur, creating a setting that feels both vibrant and serene. From the moment you walk through the door, you're embraced by soaring 9-foot ceilings, warm maple hardwood floors, and the gentle glow of a gas fireplace—setting the scene for cozy evenings curled up with a book or memorable nights filled with laughter and good company. At the heart of the home lies a chef's kitchen designed to inspire, with gleaming granite countertops, a welcoming central island, and a 5-burner gas range—perfect for everything from leisurely Sunday brunches to candlelit dinner parties shared with the ones you love. Upstairs, a generous bedroom, full bath, and convenient laundry room are complemented by a bright, versatile den—ideal as a home office or easily transformed into a third bedroom. Ascend to the top floor and discover a dreamy primary retreat, where vaulted ceilings, charming dormer windows, a walk-in closet, and a spa-like ensuite with a soaker tub and double vanities invite you to unwind in peace and privacy. The lower level is a blank canvas awaiting your imagination—whether it's a



media room, gym, or wine cellar, the possibilities are yours. Outside, a private backyard offers a sweet spot for morning coffee or sunset chats, and the detached double garage adds both convenience and charm.

For dog lovers, this neighborhood is truly special. Just minutes away, youâ€™ll find a number of inviting off-leash areas, including the beloved â€˜Bark Parkâ€™ at Currie Barracks. Fully fenced and thoughtfully designed, it features dog tunnels, weaving posts, triple hoop jumps, a bridge, and even a pint-sized fire hydrantâ€”creating a joyful haven where pups can play freely and friendships are formed, both two-legged and four. This is more than a homeâ€”itâ€™s a lifestyle wrapped in comfort, connection, and a touch of magic.

Built in 2004

Essential Information

MLS® #	A2221793
Price	\$795,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	211 Ypres Green Sw
Subdivision	Garrison Woods

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6M4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Granite Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	99
Zoning	M-CG

Listing Details

Listing Office	Engel & Völkers Calgary
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